

**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

WHO: Project Applicant, Kamal Azari of Azari Vineyards, **Permit Sonoma File No. UPE19-0072**

WHAT: Use Permit modification amending the approved (UPE06-0055) operation of an 8,000-case production winery on a 16.72-acre parcel to include the adjacent 16.67-acre parcel under the same ownership for the following uses: (1) establishment and operation of a new 2,400-square-foot public tasting facility with 5,400 square-feet of outdoor patio space, up to 20 daily visitors, two employees, a 30-space gravel parking lot, and 11:00am to 5:00pm operating hours, Thursday through Sunday; and (2) use of the proposed tasting facility for hosting seven annual winery events, including five promotional and two industry events for up to 125 guests with nine event staff and 29 additional overflow parking spaces during regular public tasting hours, located on two contiguous parcels totaling 33.39 acres in the unincorporated Dairy Belt region of Petaluma at **1321 and 1339 Spring Hill Road, Petaluma, APN 020-050-026, 020-050-009; Supervisorial District 2.**

Parcel Zoning: LEA B6 100 (Land Extensive Agriculture) RC50/50 (Riparian Corridor).

In accordance with Public Resource Code and CEQA Guidelines, the County of Sonoma provides notice to agencies and interested parties that it is releasing a final Initial Study and Mitigated Negative Declaration (IS/MND) for the project. The IS/MND did not find potential environmental impacts that could not be mitigated to a less-than-significant level. The IS/MND is available digitally through the project planner at Permit Sonoma at 2550 Ventura Avenue, Santa Rosa, CA 95403, and on the Environmental Notice page of the Permit Sonoma website. The website address and contact information for the project planner is provided below under *Additional Materials*.

WHERE &

WHEN: After the close of the IS/MND public review period, the Sonoma County Board of Zoning Adjustments is ***tentatively*** scheduled to hold a public hearing on **September 3, 2026**, to consider the adoption of the IS/MND. A final hearing notice containing instructions on how to join the meeting in person or virtually via Zoom will be issued ten (10) days prior to the hearing date.

ADDITIONAL

MATERIALS: Project materials and associated documents are available at Permit Sonoma, 2550 Ventura Avenue, Santa Rosa, CA 95403 and digitally through the Project Planner, Derik Michaelson, at (707) 565-3095, or derik.michaelson@sonomacounty.gov. Alternative record accommodations are available upon request. The IS/MND will also be made available on the Permit Sonoma Environmental Notice web site at <https://permitsonoma.org/divisions/planning/environmentalnotices>.

GETTING

INVOLVED: If you have questions or concerns regarding the proposed project, please contact the project planner listed above. **The required 20-day public review period on the IS/MND is July 31, 2026, to August 20, 2026.** Comments on the IS/MND must be received by **August 20, 2026, at 5:00 PM.** All comments received after the review period will be included in the public record for consideration and provided to the decision-making body prior to or at the public hearing scheduled as above.

If you challenge the decision on the project in court you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to Permit Sonoma at or prior to the public hearing.

DATE: July 31, 2026